SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN 2 (BLOCK 13) &
FINAL DEVELOPMENT PLAN 3 PHASE 1 (PARTIAL BLOCK 25)

LEGAL DESCRIPTION

FINAL DEVELOPMENT PLAN 2:

SUBDIVISION PLAT OF LOT 1, BLOCK 13, SUPERIOR TOWN CENTER FILING NO. 1B

FINAL DEVELOPMENT PLAN 3:

SUBDIVISION PLAT OF LOT 1, BLOCK 25, DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT

SIGNATURE BLOCKS

CERTIFICATE OF OWNERSHIP : RC SUPERIOR, LLC, a Delaware limited liability company
By: Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, its sole Member
By: Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, its sole Member
By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its Managing General Partner
By: Avanti Management Corporation, a Florida corporation, its sole General Partner

I certify that I,_____, am the sole owner of the property and

consent to this plan.

Executed this _____day of _____, 20___.

_____ _____

Owners Mortgagees or Lien Holders

STATE OF _____)

) ss.

County of _____)

The foregoing certificate of ownership was acknowledged before me this _____ day of

_____, 20__, by _____.

My commission expires:_____ _____

Notary Public

BOARD OF TRUSTEES CERTIFICATE:
Approved by the Board of Trustees of the Town of Superior, State of Colorado. Witness my hand the corporate seal of the Town of Superior _____on the day of _____, 20 _____.

Attest: _____ _____
Town Clerk Mayor

PLANNING COMMISSION CERTIFICATE:
Recommended approved this _____ day of _____, 20__, by the Town of Superior Planning Commission, Resolution No. PC_____ Series 20__

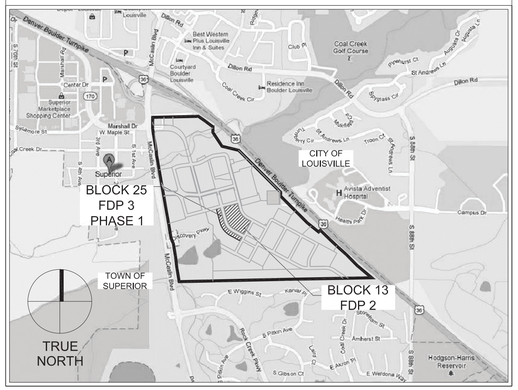
TOWN CLERK CERTIFICATE

I certify that this instrument as approved by (Resolution/Ordinance) No. _____, Series 20_____, was filed in my office on the _____ day of _____, 20 _____, at _____ o'clock am/pm.

Witness my hand the corporate seal of the Town of Superior _____ on the day of _____, 20 _____.

_____
Town Clerk

VICINITY MAP



DEVELOPER
RC SUPERIOR, LLC
BILL JENCKS
VICE PRESIDENT OF REAL ESTATE
12275 EL CAMINO REAL, SUITE 110
SAN DIEGO, CALIFORNIA 92130
858-345-3643
BJENCKS@RANCHCAPITAL.COM

ENGINEER
CIVIL RESOURCES, LLC
JIM BRZOSTOWICZ, P.E.
PRINCIPAL / CIVIL ENGINEER
323 5TH STREET, P.O. BOX 680
FREDERICK, CO 80530
303-833-1416 X 203
JIM@CIVILRESOURCES.COM

LANDSCAPE ARCHITECT
MIG, INC.
PAUL KUHN
SENIOR LANDSCAPE ARCHITECT
158 FILLMORE STREET
DENVER, CO 80206
303.440.9200 | WWW.MIGCOM.COM
PAULK@MIGCOM.COM

LIGHTING
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APRIL STEVENSON
4699 NAUTILUS COURT SOUTH #102
BOULDER, CO 80301
303-503-7229
PAPRIL@CLANTONASSOCIATES.COM

IRRIGATION
HYDROSYSTEMS-KDI, INC.
KEN DIPAOLO
PRESIDENT
860 TABOR STREET, SUITE 200
LAKEWOOD, COLORADO 80401
303-980-5327
KEND@HYDROSYSTEMSKDI.COM

WONDERLAND HOMES
WONDERLAND HOMES
STEVE PHUA
PRESIDENT/CEO
8246 NORTHFIELD BLVD, SUITE 2600
DENVER,CO 80238
720-394-3883
PHUA@WONDERLANDHOMES.COM

REMINGTON HOMES
REMINGTON HOMES
GUILLAUME POUCHOT
9468 W 58TH AVE
ARVADA, CO 80002
303-420-2899
GP@REMINGTONHOMES.NET

DAVIDSON COMMUNITIES
DAVIDSON COMMUNITIES, LLC
KEITH WYER
1302 CAMINO DEL MAR
DEL MAR, CALIFORNIA 92014
PHONE:
KWYER@DAVIDSONCOMMUNITIES.COM

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PARKING REQUIRED

	FINAL DEVELOPMENT PLAN NO. 2 (BLOCK 13)		FINAL DEVELOPMENT PLAN NO. 3 - PHASE 1 (PARTIAL BLOCK 25)	
PARKING RATIO PER P2013-1	UNITS PROPOSED	SPACES REQUIRED	UNITS PROPOSED	SPACES REQUIRED
2 BEDROOM UNIT - 1.50 SPACES PER UNIT	68	102	20	30
3 BEDROOM UNIT - 2.0 SPACES PER UNIT	10	20	5	10
4 BEDROOM UNIT -3.0 SPACES PER UNIT	14	42	0	0
GUEST SPACES - 0.10 PER UNIT	-	10	-	3
TOTAL	**92**	**174**	**25**	**43**

PARKING PROVIDED

	FINAL DEVELOPMENT PLAN NO. 2 (BLOCK 13)		FINAL DEVELOPMENT PLAN NO. 3 - PHASE 1 (PARTIAL BLOCK 25)	
PARKING SPACE TYPE	SPACES PROVIDED	PERCENTAGE OF TOTAL PARKING PROVIDED	SPACES PROVIDED	PERCENTAGE OF TOTAL PARKING PROVIDED
INTERNAL PRIVATE GARAGE (2 PER LOT)	184	88.5%	50	94.3%
INTERNAL BLOCK VISITOR SPACES	3	1.4%	0	0.0%
ON STREET PARKING FOR 4 BEDROOM UNITS*	14	6.7%	0	0.0%
ON STREET PARKING VISITOR SPACES	7	3.4%	3	5.7%
TOTAL	**208**	100.0%	**53**	100.0%

*4 BEDROOM UNITS REQUIRE 3 STALLS. ONLY 2 STALLS ARE AVAILABLE WITHIN EACH LOT (GARAGE) FOR A 4 BEDROOM UNIT; THEREFORE ON-STREET PARKING WILL BE USED TO SATISFY PARKING REQUIREMENT FOR 4 BEDROOM UNITS.

SITE DATA TABLE

	FINAL DEVELOPMENT PLAN NO. 2 (BLOCK 13)			FINAL DEVELOPMENT PLAN NO. 3 - PHASE 1 (PARTIAL BLOCK 25)		
ZONING						
PD	PD (PLANNED DEVELOPMENT)			PD (PLANNED DEVELOPMENT)		
SITE ACREAGE						
GROSS	4.100	AC		6.130	AC	
DEVELOPED PER THIS FDP	4.100	ACRES (100.0%)		1.351	ACRES (22.0%)	
LAND USE						
RESIDENTIAL LOTS	2.311	AC	56.4%	0.605	AC	9.9%
OUTLOTS	1.789	AC	43.6%	0.747	AC	12.2%
SUPERLOTS (FUTURE DEVELOPMENT)	0.000	AC	0.0%	4.778	AC	77.9%
TOAL AREA OF FDP BOUNDARY	**4.100**	**AC**	**100.0%**	**6.130**	**AC**	**100.0%**
TOTAL NUMBER OF RESIDENTIAL UNITS	92			25		
SITE						
LANDSCAPING / OPEN SPACE (IN OUTLOTS)	0.761	AC	18.6%	0.140	AC	2.3%
PAVED SURFACE (PRIVATE LANES IN OUTLOTS)	1.028	AC	25.1%	0.607	AC	9.9%
BUILDING LOTS	2.311	AC	56.4%	0.605	AC	9.9%
SUPERLOTS (FUTURE DEVELOPMENT)	-	-	-	4.778	AC	77.9%
TOTAL	**4.100**	**AC**	**100.0%**	**6.130**	**AC**	**100.0%**
SETBACKS						
SEE SHEETS AW.01, AR1.0 AND AD1.0						
BUILDING HEIGHT						
MAXIMUM ALLOWABLE PER PDA	55'-0"		FT	55'-0"		FT
PROPOSED*						
WONDERLAND	47'-6"		FT	47'-6"		FT
REMINGTON	40'-2"		FT	-		-
DAVIDSON	45'-2"		FT	-		-

*PROPOSED HEIGHTS NOTED FROM FINISH FLOOR TO ROOF PEAK. BUILDING HEIGHT IN RELATION TO AVERAGE SURROUNDING GRADE (PER TOWN CODE) TO BE DETERMINED AS PART OF BUILDING PERMIT APPLICATION BASED ON DESIGN FINISH FLOOR ELEVATION. IN NO CASE SHALL BUILDING HEIGHT EXCEED 55 FEET.

STC METROPOLITAN DISTRICT #2

141 UNION BLVD., STE 150
LAKEWOOD, CO 80228

SUPERIOR TOWN CENTER
FDP 2 (BLOCK 13) & FDP 3 PHASE 1 (PARTIAL BLOCK 25)
COVER SHEET

REVISIONS

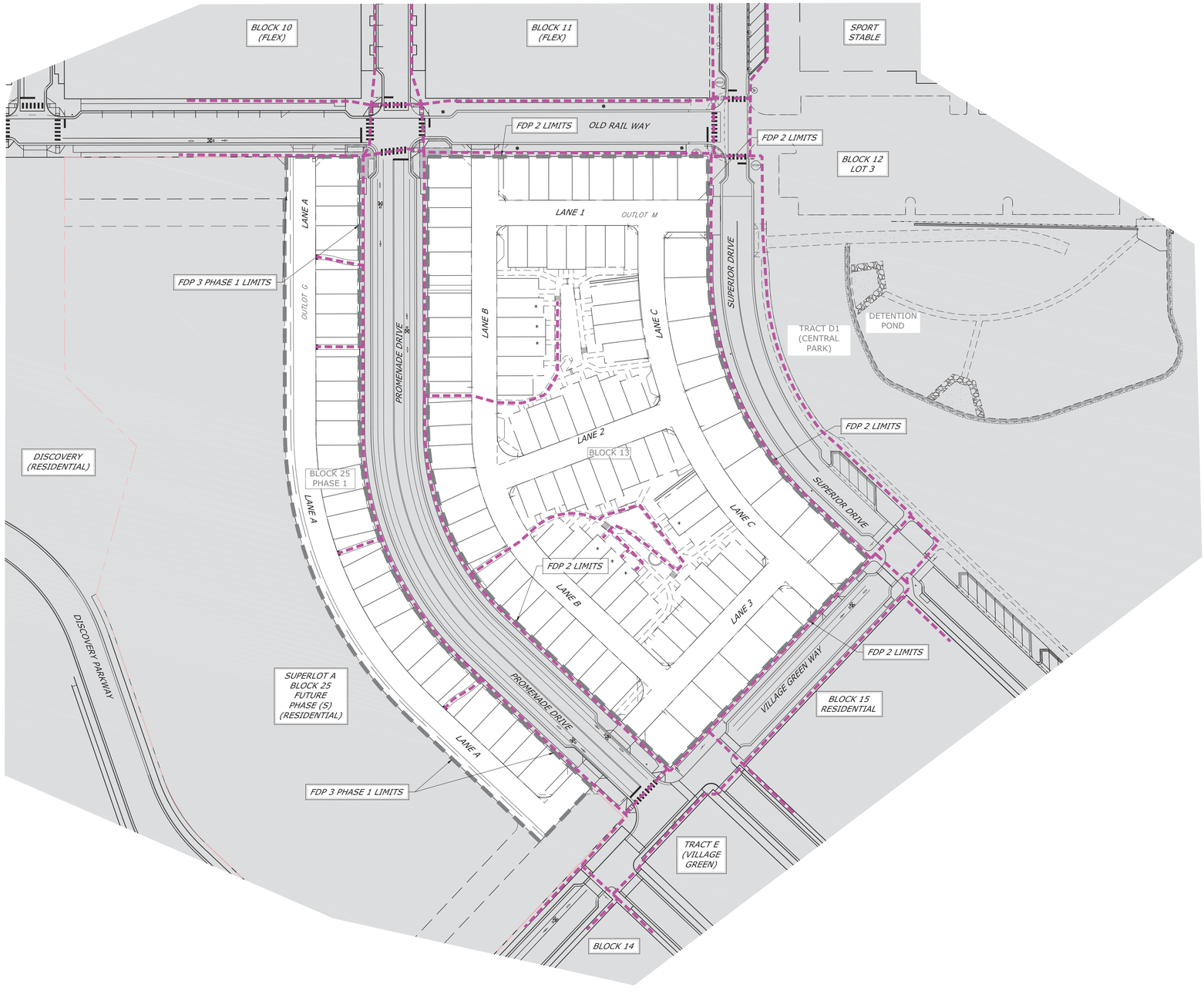
NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	05/18/16
2	STAFF COMMENTS	06/01/16
3	STAFF COMMENTS	06/14/16

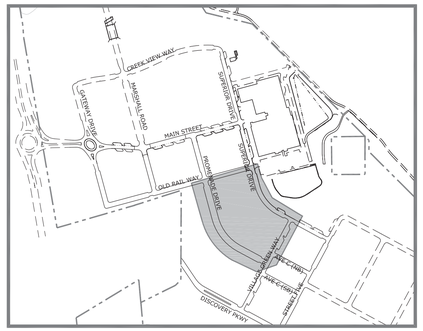
VESTED RIGHTS
THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, ET SEQ., C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE, AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO.

DESIGNED BY: ____ DATE: 04-01-2016
DRAWN BY: ____ SCALE: ____
CHECKED BY: ____
JOB NO.: ____
DWG NAME: ____

COVER SHEET

CS1.0





KEY MAP

NORTH

CONTEXT SITE LEGEND:

- FDP LIMIT LINES
- PROPERTY OUTSIDE FDP LIMITS
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED ACCESSIBLE HOUSING
- PROPOSED LIGHT POLE

NOTE: ALL LANES ARE TO BE OWNED AND MAINTAINED BY THE SUPERIOR TOWN CENTER METROPOLITAN DISTRICT.

NORTH

0 20 40

(IN FEET)

811 Know what's below. Call before you dig.

CIVIL RESOURCES, LLC

323 5th STREET
P.O. Box 680
FREDERICK, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

STC METROPOLITAN DISTRICT #2

141 UNION BLVD., STE 150
LAKEWOOD, CO 80228

SUPERIOR TOWN CENTER

FDP 2 (BLOCK 13) & FDP 3 PHASE 1 (PARTIAL BLOCK 25)

SUPERIOR, COLORADO

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DESIGNED BY: JAB
DRAWN BY: CAI
CHECKED BY: JAB
JOB NO.: 228.001.04
DWG NAME: BLK13_CONTEXTSP.DWG
DATE: 4/1/2016
SCALE: 1"=40'

CONTEXT SITE PLAN

SHEET: CS1.1

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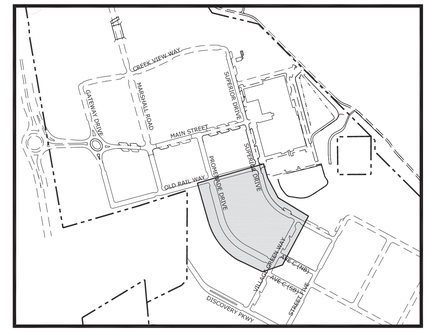

KEY MAP NORTH

SITE LEGEND:

- FDP LIMIT LINES
- PROPOSED ASPHALT (SEPARATE FDP)
- PROPOSED CONCRETE
- PROPOSED PATTERNED & COLORED CONCRETE
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED ACCESSIBLE HOUSING
- PROPOSED LIGHT POLE
- PROPOSED SETBACK
- PROPOSED ELECTRIC PEDESTAL
- PROPOSED WATER METER
- PROPOSED TRANSFORMER
- WDR WONDERLAND LOT
- REM REMINGTON LOT
- DVD DAVIDSON LOT
- SANITARY MANHOLE
- STORM MANHOLE - ROUND
- STORM MANHOLE - BOX
- STORM INLET

RESIDENTIAL TYPOLOGY

BUILDER	DESIGN GUIDELINES RESIDENTIAL TYPOLOGY
WONDERLAND HOMES	J: TOWNHOMES
REMINGTON HOMES	I: URBAN VILLAS
DAVIDSON COMMUNITIES	H: VILLAS

ON STREET PARKING SUMMARY

	FINAL DEVELOPMENT PLAN NO. 2 (BLOCK 13)	FINAL DEVELOPMENT PLAN NO. 3 - PHASE 1 (PARTIAL BLOCK 25)
ON STREET SPACES - PERIMETER OF THIS FDP	60	29
ON STREET SPACES - USED FOR THIS FDP	21	3
ON STREET SPACES - SURPLUS	**39**	**26**

NORTH 0 20 40 (IN FEET)

811 Know what's below. Call before you dig.

CIVIL RESOURCES, LLC
323 5th STREET
P.O. Box 680
FREDERICK, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

STC METROPOLITAN DISTRICT #2
141 UNION BLVD., STE 150
LAKEWOOD, CO 80228

SUPERIOR TOWN CENTER
FDP 2 (BLOCK 13) & FDP 3 PHASE 1 (PARTIAL BLOCK 25)
SUPERIOR, COLORADO

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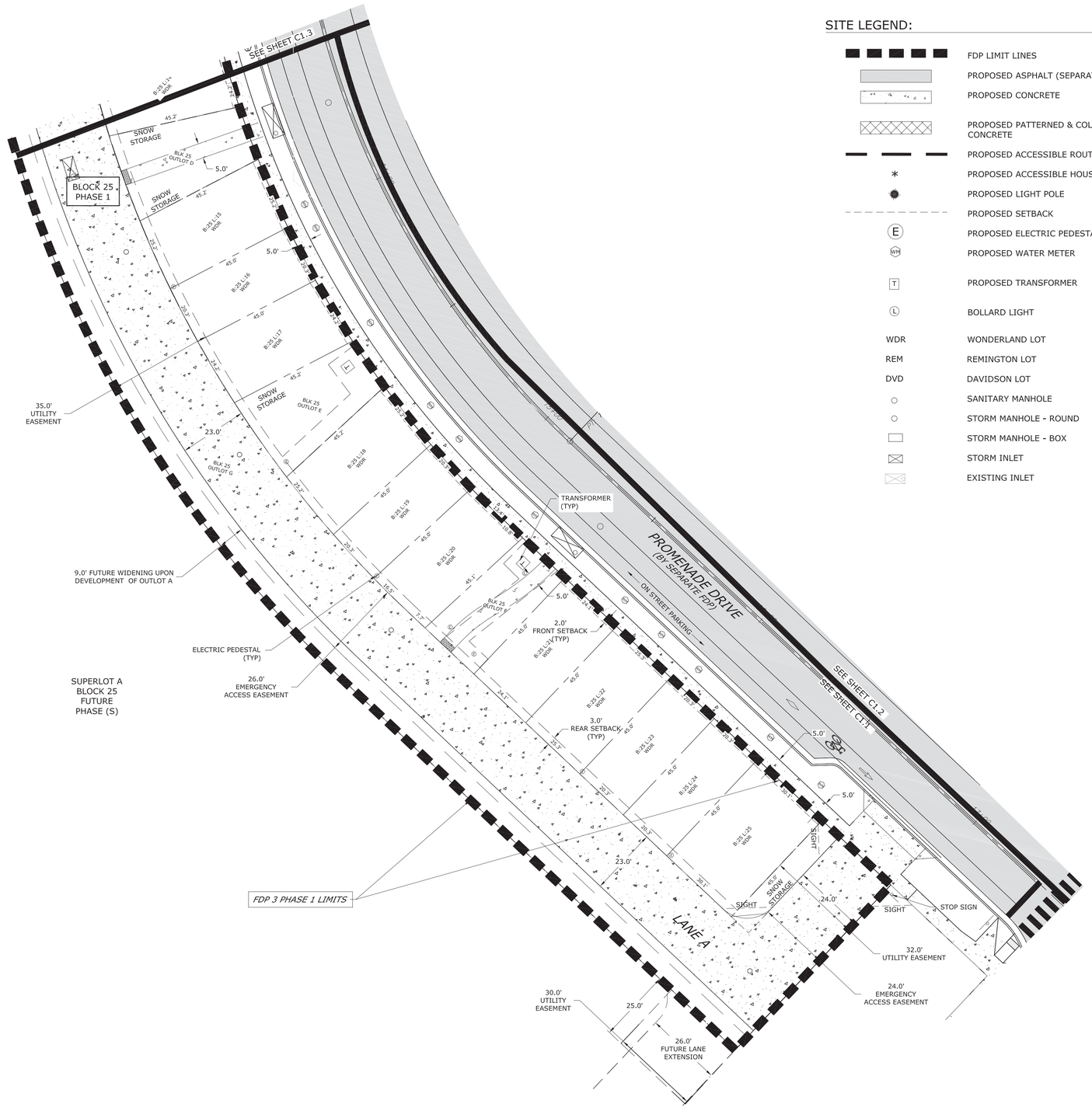
DESIGNED BY: JAB DATE: 4/1/2016
DRAWN BY: CAI SCALE: 1"=40'
CHECKED BY: JAB
JOB NO.: 228.001.04
DWG NAME:BLK13_OSP.DWG

OVERALL SITE PLAN

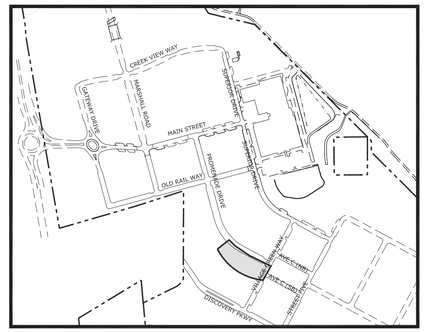
SHEET: C1.0

J:\Superior Town Center FDP\Drawings\Sheets\FDP 1\BLOCK 13 & 25\BLK13_OSP.dwg, 6/9/2016 10:48:42 AM



SITE LEGEND:

	FDP LIMIT LINES
	PROPOSED ASPHALT (SEPARATE FDP)
	PROPOSED CONCRETE
	PROPOSED PATTERNED & COLORED CONCRETE
	PROPOSED ACCESSIBLE ROUTE
*	PROPOSED ACCESSIBLE HOUSING
	PROPOSED LIGHT POLE
	PROPOSED SETBACK
E	PROPOSED ELECTRIC PEDESTAL
WM	PROPOSED WATER METER
T	PROPOSED TRANSFORMER
L	BOLLARD LIGHT
WDR	WONDERLAND LOT
REM	REMINGTON LOT
DVD	DAVIDSON LOT
	SANITARY MANHOLE
	STORM MANHOLE - ROUND
	STORM MANHOLE - BOX
	STORM INLET
	EXISTING INLET



KEY MAP

NORTH

CIVIL RESOURCES, LLC
323 5th STREET
P.O. Box 680
FREDERICK, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

STC METROPOLITAN DISTRICT #2

141 UNION BLVD., STE 150
LAKEWOOD, CO 80228

SUPERIOR TOWN CENTER

FDP 2 (BLOCK 13) & FDP 3 PHASE 1 (PARTIAL BLOCK 25)
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DESIGNED BY: JAB	DATE: 4/1/2016
DRAWN BY: CAI	SCALE: 1"=20'
CHECKED BY: JAB	
JOB NO.: 228.001.04	
DWG NAME: BLK25_OSP.DWG	

NORTH

0 10 20
(IN FEET)

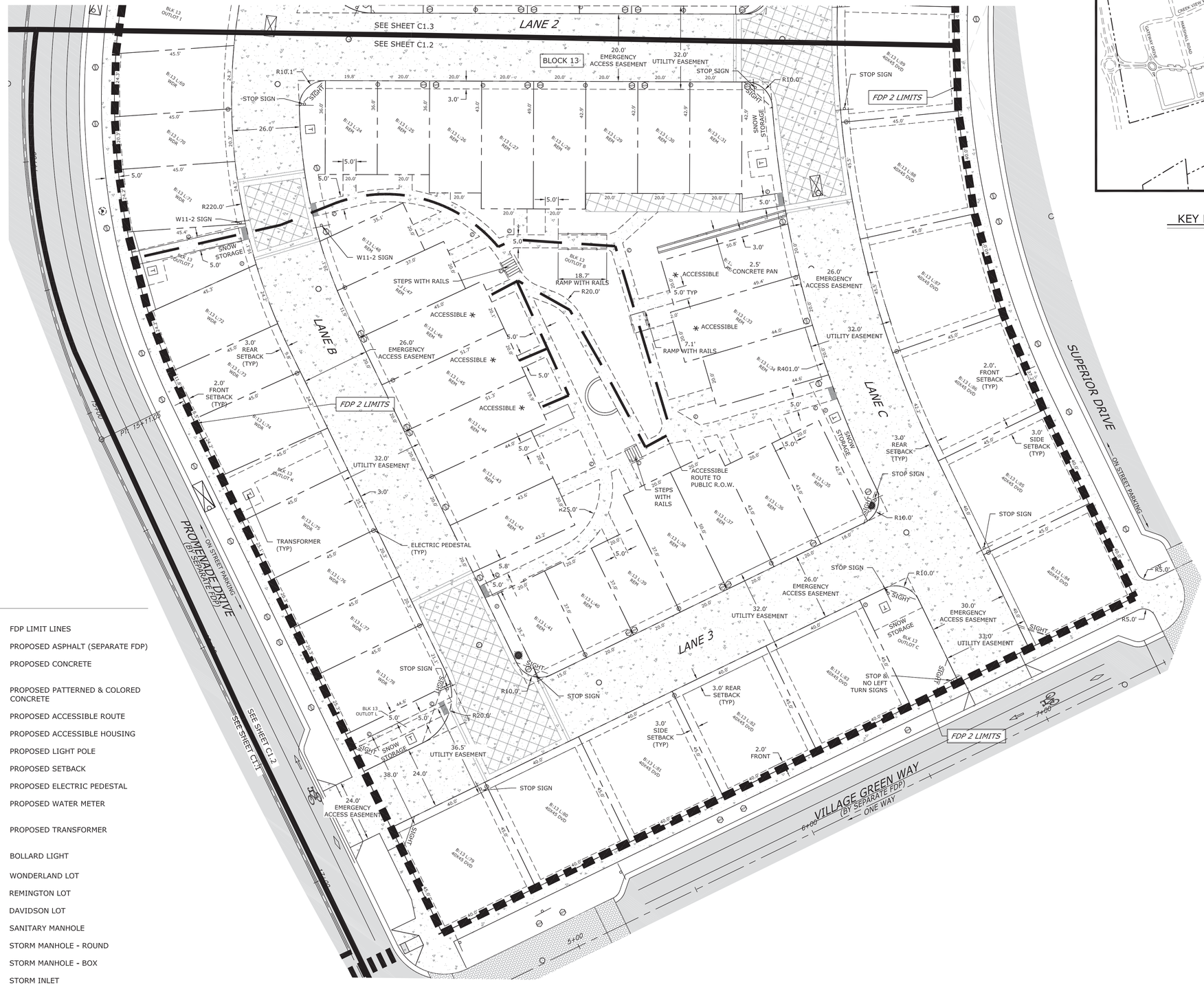
Know what's **below.** **Call** before you dig.

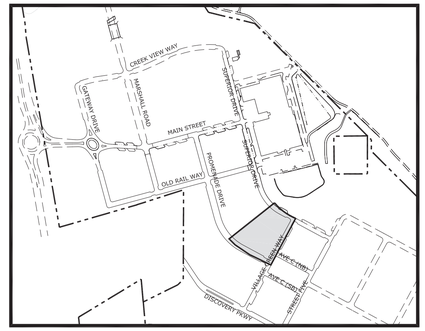
PARTIAL SITE PLAN 1

SHEET:

C1.1

J:\Superior Town Center FDP\Drawings\Sheets\FDP 1\BLOCK 13 & 25\BLK25_OSP.dwg, 6/9/2016 10:49:24 AM





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- * PROPOSED ACCESSIBLE HOUSING
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- PROPOSED SETBACK
- (E) PROPOSED ELECTRIC PEDESTAL
- (WM) PROPOSED WATER METER
- (T) PROPOSED TRANSFORMER
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- STORM MANHOLE - BOX
- STORM INLET
- EXISTING INLET

CIVIL RESOURCES, LLC
323 5th STREET
P.O. Box 680
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STC METROPOLITAN DISTRICT #2
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LAKEWOOD, CO 80228

SUPERIOR TOWN CENTER
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DESIGNED BY: JAB	DATE: 4/1/2016
DRAWN BY: CAI	SCALE: 1"=20'
CHECKED BY: JAB	
JOB NO.: 228.001.04	
DWG NAME: BLK13_PSP_2.DWG	

NORTH
0 10 20
(IN FEET)

Know what's below. Call before you dig.

PARTIAL SITE PLAN 2

SHEET: C1.2

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SITE LEGEND:

- FDP LIMIT LINES
- PROPOSED ASPHALT (SEPARATE FDP)
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CIVIL RESOURCES, LLC

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STC METROPOLITAN DISTRICT #2

141 UNION BLVD., STE 150
LAKEWOOD, CO 80228

SUPERIOR TOWN CENTER

FDP 2 (BLOCK 13) & FDP 3 PHASE 1 (PARTIAL BLOCK 25)

SUPERIOR, COLORADO

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DESIGNED BY: JAB	DATE: 4/1/2016
DRAWN BY: CAI	SCALE: 1"=20'
CHECKED BY: JAB	
JOB NO.: 228.001.04	
DWG NAME: BLK13_PSP_1.DWG	

NORTH
0 10 20
(IN FEET)

Know what's below. Call before you dig.

PARTIAL SITE PLAN 3

SHEET: C1.3

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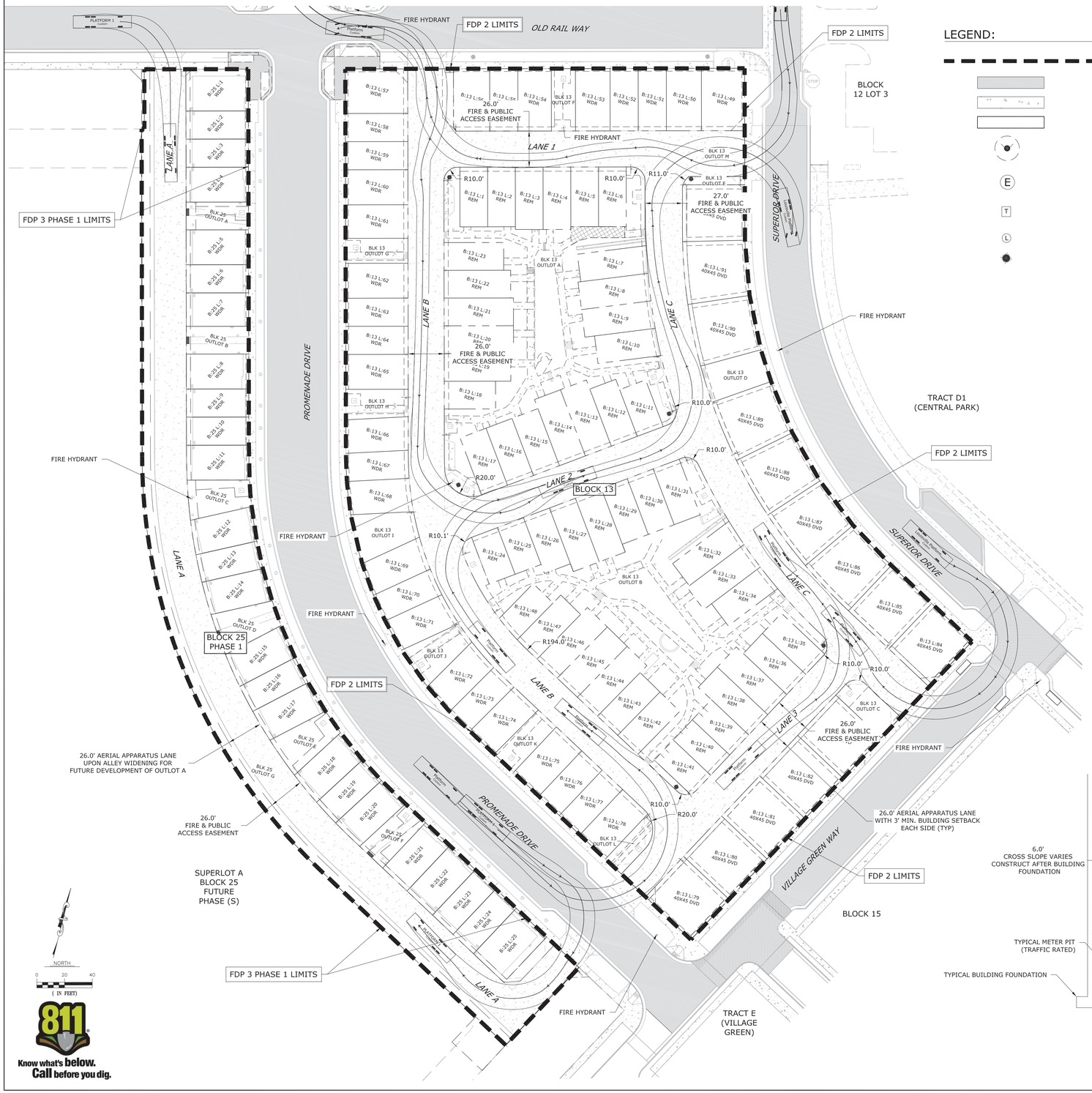
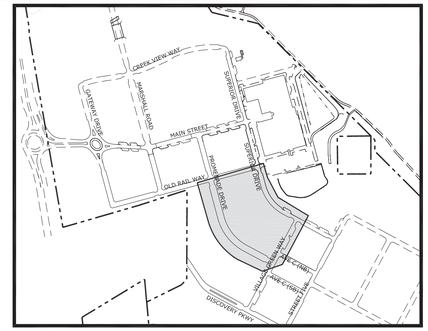
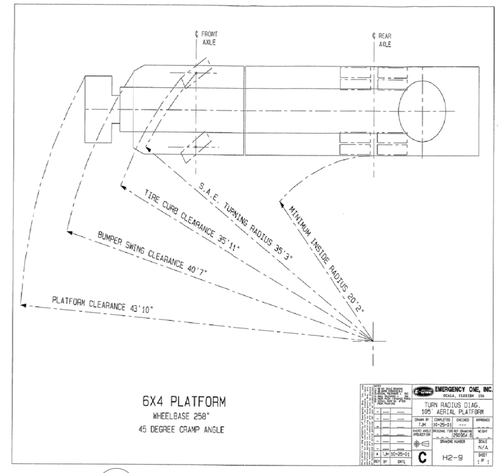


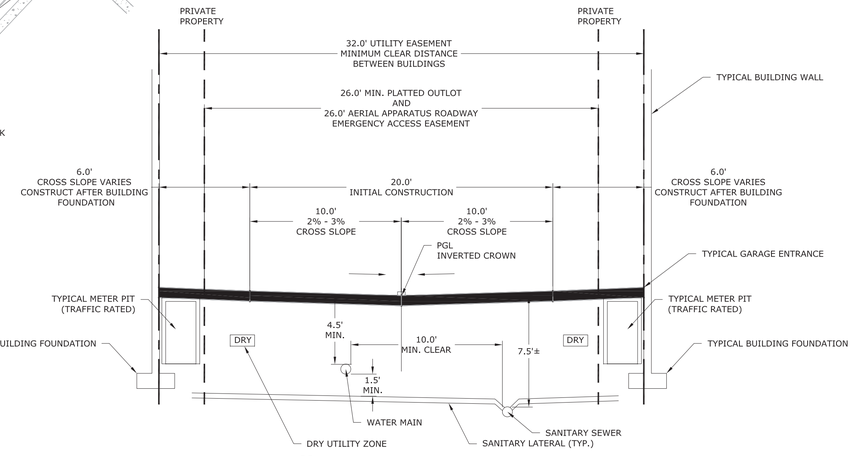
LEGEND:

- FDP LIMIT LINES
- PROPOSED ASPHALT (SEPARATE FDP)
- PROPOSED CONCRETE
- PROPOSED BUILDING
- FIRE HYDRANT
- PROPOSED ELECTRIC PEDESTAL
- PROPOSED TRANSFORMER
- PROPOSED BOLLARD LIGHT
- PROPOSED LIGHT POLE





1 C1.4 DESIGN TRUCK DATA-LOUISVILLE AERIAL PLATFORM



2 C1.4 TYPICAL PRIVATE LANE SECTION

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LAKEWOOD, CO 80228

SUPERIOR TOWN CENTER
FDP 2 (BLOCK 13) & FDP 3 PHASE 1 (PARTIAL BLOCK 25)
SUPERIOR, COLORADO

REVISIONS

NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	05/18/16
2	STAFF COMMENTS	06/01/16
3	STAFF COMMENTS	06/14/16

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DESIGNED BY: JAB DATE: 4/1/2016
DRAWN BY: CAI SCALE: 1"=40'
CHECKED BY: JAB
JOB NO.: 228.001.04
DWG NAME: BLK13_TURN.DWG

LANE ACCESS, FIRE AND HYDRANT EXHIBIT

SHEET: C1.4

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NOTE:

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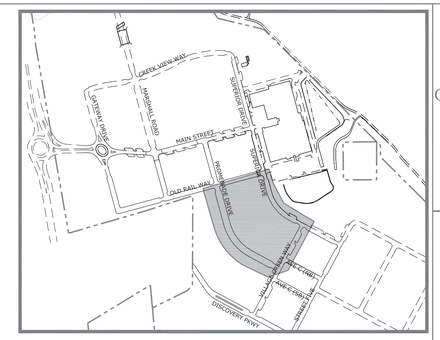

KEY MAP

NORTH

UTILITY LEGEND:

- FDP LIMIT LINES
- PROPOSED ASPHALT (SEPARATE FDP)
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED PATTERNED & COLORED CONCRETE
- EXISTING CONCRETE
- FUTURE PHASES
- PROPOSED WATER LINE - THIS FDP
- PROPOSED DRY UTILITIES - THIS FDP
- PROPOSED STORM SEWER - THIS FDP
- PROPOSED SANITARY SEWER WITH UNDERDRAIN - THIS FDP
- PROPOSED STORM MANHOLE - THIS FDP
- PROPOSED STORM INLET - THIS FDP
- PROPOSED SANITARY MANHOLE - THIS FDP
- PROPOSED FIRE HYDRANT - THIS FDP
- PROPOSED WATER VALVE - THIS FDP
- WATER LINE - BY SEPARATE FDP
- STORM SEWER - BY SEPARATE FDP
- SANITARY SEWER WITH UNDERDRAIN - BY SEPARATE FDP
- REUSE WATER - BY SEPARATE FDP
- PROPOSED STORM MANHOLE - BY SEPARATE FDP
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- PROPOSED FIRE HYDRANT - BY SEPARATE FDP
- PROPOSED WATER VALVE - BY SEPARATE FDP
- PROPOSED LIGHT POLE
- PROPOSED ELECTRIC PEDESTAL
- PROPOSED WATER METER
- PROPOSED TRANSFORMER
- BOLLARD LIGHT
- EXISTING REUSE LINE
- EXISTING SANITARY SEWER WITH UNDERDRAIN
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING INLET

NORTH
0 20 40
(IN FEET)

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DESIGNED BY: JAB
DRAWN BY: CAI
CHECKED BY: JAB
DATE: 4/1/2016
SCALE: 1"=40'
JOB NO.: 228.001.04
DWG NAME: BLK13_OUTP (2).DWG

OVERALL UTILITY PLAN

SHEET: C2.0

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UTILITY LEGEND:

- FDP LIMIT LINES
- PROPOSED ASPHALT (SEPARATE FDP)
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED PATTERNED & COLORED CONCRETE
- EXISTING CONCRETE
- FUTURE PHASES
- PROPOSED WATER LINE - THIS FDP
- PROPOSED DRY UTILITIES - THIS FDP
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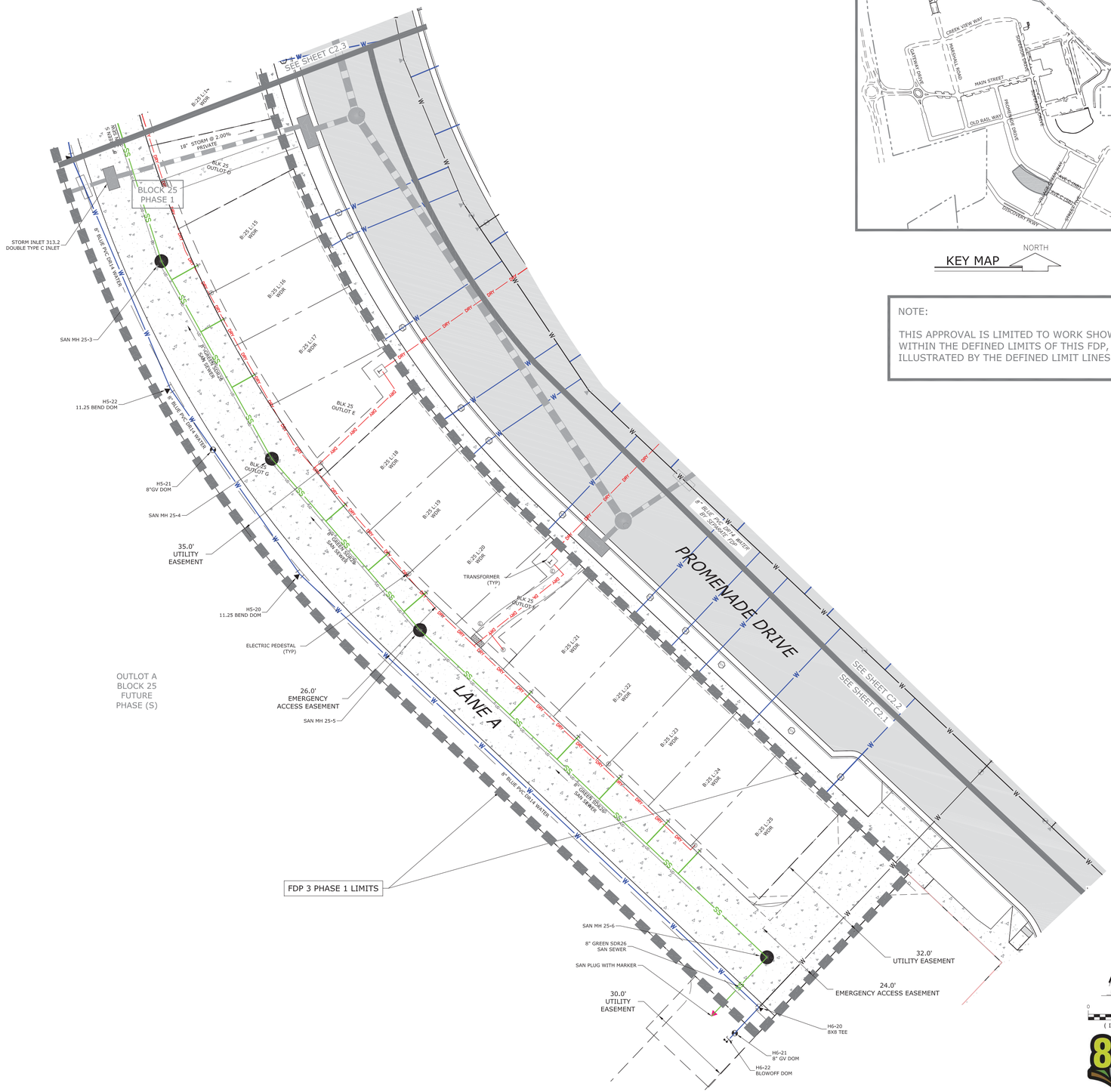
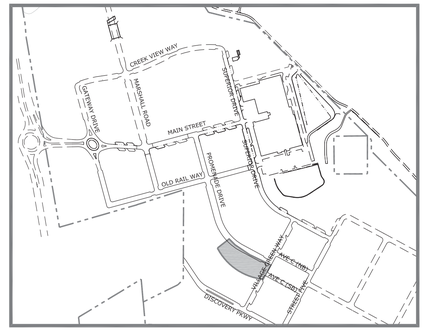
- EXISTING SANITARY SEWER WITH UNDERDRAIN
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING INLET





KEY MAP

NORTH

NOTE:

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NORTH

0 10 20

(IN FEET)

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SUPERIOR TOWN CENTER

FDP 2 (BLOCK 13) & FDP 3 PHASE 1 (PARTIAL BLOCK 25)

SUPERIOR, COLORADO

REVISIONS

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3	STAFF COMMENTS	06/14/16

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DESIGNED BY: JAB	DATE: 4/1/2016
DRAWN BY: CAI	SCALE: 1"=20'
CHECKED BY: JAB	
JOB NO.: 228.001.04	
DWG NAME: BLK25_OUTP.DWG	

PARTIAL UTILITY PLAN 1

SHEET: C2.1

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NOTE:

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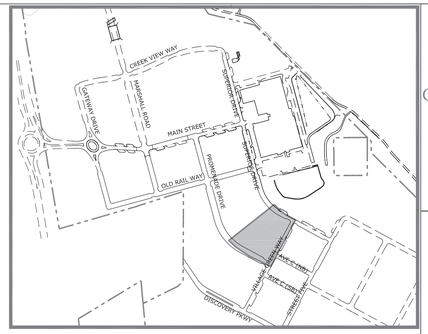

KEY MAP NORTH

UTILITY LEGEND:

- FDP LIMIT LINES
- PROPOSED ASPHALT (SEPARATE FDP)
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED PATTERNED & COLORED CONCRETE
- EXISTING CONCRETE
- FUTURE PHASES
- PROPOSED WATER LINE - THIS FDP
- PROPOSED DRY UTILITIES - THIS FDP
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- PROPOSED SANITARY SEWER WITH UNDERDRAIN - THIS FDP
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DESIGNED BY: JAB DATE: 4/1/2016
DRAWN BY: CAI SCALE: 1"=20'
CHECKED BY: JAB
JOB NO.: 228.001.04
DWG NAME: BLK13_PUT_2.DWG

PARTIAL UTILITY PLAN 2

SHEET: C2.2

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UTILITY LEGEND:

- FDP LIMIT LINES
- PROPOSED ASPHALT (SEPARATE FDP)
- PROPOSED CONCRETE
- PROPOSED BUILDING
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- EXISTING STORM SEWER
- EXISTING WATER LINE
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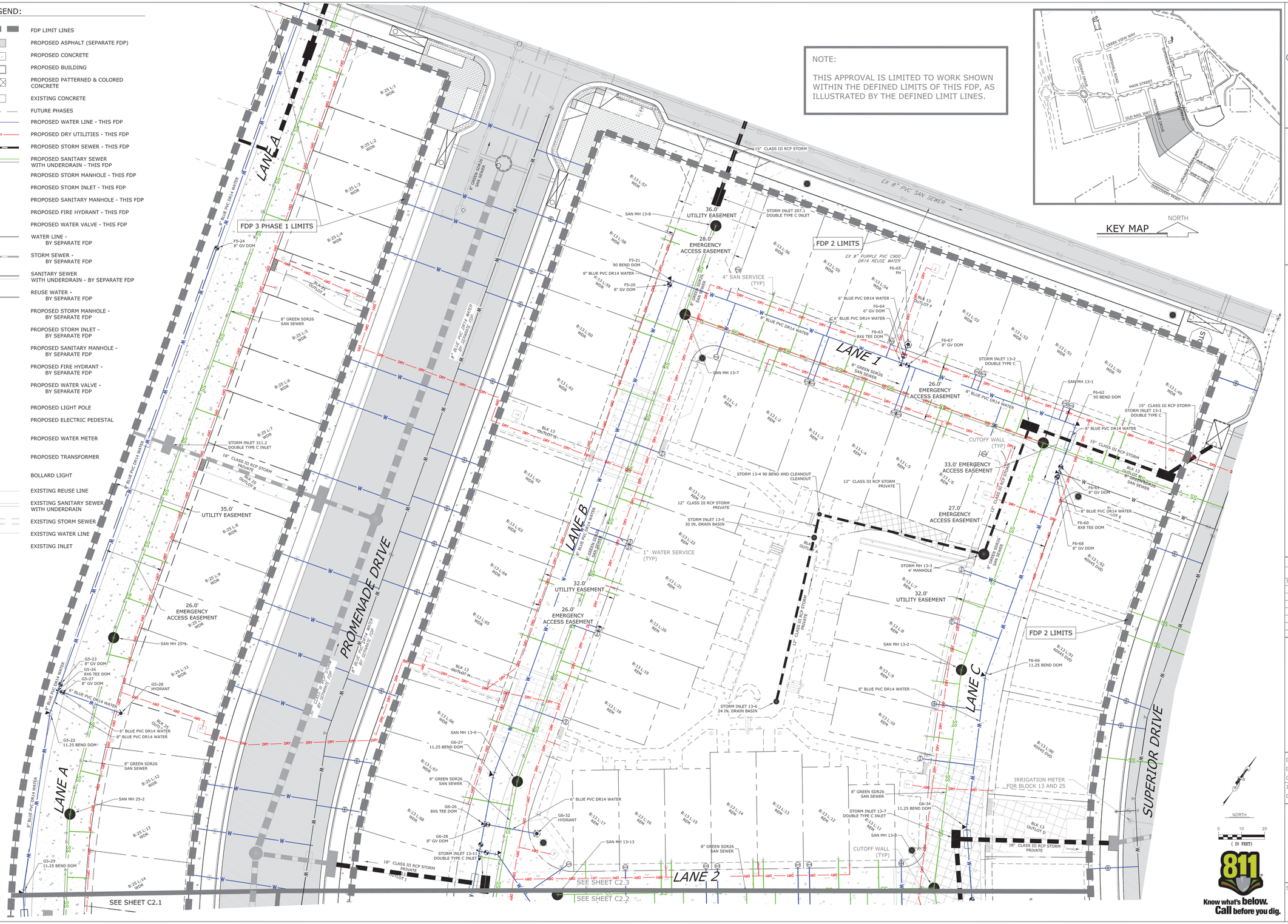

NOTE:

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KEY MAP

NORTH

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DESIGNED BY: JAB DATE: 4/1/2016
DRAWN BY: CAI SCALE: 1"=20'
CHECKED BY: JAB
JOB NO.: 228.001.04
DWG NAME: BLK13_PUT_1.DWG

NORTH

0 10 20
(IN FEET)

811 Know what's below. Call before you dig.

PARTIAL UTILTIY PLAN 3

SHEET: C2.3

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